

BRA

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BACKGROUND INFORMATION: CAMPUS HIGH SCHOOL RENEWAL PROJECT

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I. THE CAMPUS HIGH SCHOOL RENEWAL PROJECT

The Campus High School Project is a proposed urban renewal project covering approximately 129 acres in the Lower Roxbury section of Boston. The project area is favorably located at the edge of the Regional Core of the City, being adjacent to the proposed Inner Belt and Southwest Expressway to the north and west and to the Washington Park Urban Renewal Area and the Highland Park residential community to the south; in close proximity to the north and west are the South End and the Fenway Urban Renewal Projects. Federal approval and funding of the Campus High School Early Land Acquisition Program is anticipated in 1968.

The primary objective of the proposed renewal plan is to take full advantage of the area's locational advantage for the development of a city-wide, campus-type high school complex which will provide for a wide range of educational opportunities for the City's youth. Secondary objectives are threefold:

- A. To eliminate through clearance seriously deteriorated and blighted conditions and influences and to strengthen and revitalize through rehabilitation efforts those sections of the community which are still viable.
- B. To reinforce the residential community through the construction of new low and moderate rental housing units.
- C. To improve the environment and public safety by providing community and recreational facilities and by improving the street system and traffic circulation pattern.

II. DEVELOPMENT PROPOSALS

A brief description of the land use and development proposals for the Campus High School Project Area follows:

A. Campus High School

Approximately 35 acres of land in the Project Area are to be made available to the Boston School Department for the construction of a new campus-type high school. This high school, one of the keystone recommendations of a Harvard

Campus High
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Graduate School of Education report on the school building needs of the City, is planned as a complex of buildings accommodating 5,500 students from all parts of the City and offering a wide enough selection of courses and programs that each student can select the program which best suits his interests and capabilities.

The Campus High School will not be one huge building but a series of separate "house" buildings which, in addition to classrooms, will each contain many specialized facilities such as language laboratories, theatre-lecture halls, cafeterias, and libraries. Other buildings will be constructed to provide space for science laboratories, the performing arts, graphic arts, an auditorium, industrial arts, home arts, business education, and gymnasiums. A large part of the site will be devoted to playing fields and other recreational facilities.

B. Low and Moderate Rental Housing

Approximately 15 acres will be made available for the construction of a minimum of 400 units of low and moderate rental housing under the provisions of the 221(d)(3) Moderate Income Housing Program. A substantial percentage of these units are proposed to be made available to the Boston Housing Authority for low income and elderly families and individuals under the leasing, rent-supplementation, and/or turnkey programs. Cooperative housing or other feasible forms of equity investment are also proposed. It is the objective of the Authority that this housing be provided at the lowest possible rent schedule under these respective programs.

A variety of housing types, including both high and low rise units, will be included in this residential development. Appropriate local commercial and community facility use will be encouraged as subsidiary uses.

C. Elementary School

Included within the 15 acre housing-community facility area is a proposed 750-1,000 student elementary school (K-5) on a site of approximately two acres. This school would serve not only the proposed new housing and existing housing to remain in the Project Area, but would also serve pupils from residential areas adjacent to the project. The new elementary school would replace

two existing elementary schools which are scheduled for clearance under the Authority's Early Land Acquisition Program as well as two other obsolete school buildings in the Project Area which are programmed for replacement.

D. Ruggles Street Baptist Church Complex

The existing church and ancillary buildings, presently occupied by the Ruggles Street Baptist Church (which itself has plans to relocate outside the Project Area) will be retained by the Authority for church and/or community facility purposes. The buildings will be subject to the rehabilitation standards established by the Boston Redevelopment Authority.

E. Whittier Street Housing Project

The Whittier Street Housing Project (202 units), operated by the Boston Housing Authority, will be retained and be subject to the rehabilitation standards established by the Authority.

F. Rehabilitation Area

Planning studies are currently underway for that portion of the Project Area located below the so-called New Dudley Street. In general, this area will be mainly a rehabilitation area. Although specific plans have not as yet been developed, preliminary proposals include the widening of Roxbury Street from Linden Park Street to Dudley Square; the extension of Shawmut Avenue to Washington Street; the clearance of the Roxbury Municipal Court House and the Roxbury Boys' Club (both of which are being replaced by new facilities in Washington Park), and of the Dudley and Dillaway Schools; the construction of new housing and local commercial facilities on existing vacant land or clearance sites; the provision of new or improved playground and open areas; and the rehabilitation of existing structures to remain.

G. Highway Proposals

A total of approximately 22 acres of the Project Area are to be cleared by the Massachusetts Department of Public Works for the construction of the Inner Belt Expressway (I-695) and the Southwest Expressway (I-95), under the federally-aided interstate highway program. Some additional land will be devoted to local street improvements, including the construction of the so-called New Dudley Street to connect Tremont Street to Dudley

Square, the extension of Shawmut Avenue to Washington Street, and local service roads.

III. ADDITIONAL PROJECT INFORMATION

The following additional project information is attached:

- A. Summary Report on the Proposed Campus High School (Boston Redevelopment Authority, July, 1966). *On separate memo.*
- B. Land use and building requirements - Early Land Program (approved by the Boston Redevelopment Authority, September 15, 1966). *Letter (?)*
- C. Early Land Acquisition Map.
- D. Preliminary Development Proposals Map. *(Lacking)*

Boston Redevelopment Authority

July 1968

CAMPUS HIGH SCHOOL URBAN RENEWAL PROJECT

Informational Fact Sheet

1. WHAT IS THE CAMPUS HIGH SCHOOL PROJECT?

The Campus High School Renewal Project is the site for Boston's new and exciting city-wide, campus-type high school and for some 400 units of new low- and moderate-income housing, first priority for which will go to residents of the Madison Park community.

2. WHAT ARE THE BOUNDARIES OF THE PROJECT?

The total project area of 129 acres is generally bounded on the north by the Inner Belt route (along Sterling and Weston Streets), on the west by the New Haven Railroad, on the south by Roxbury and Bartlett Streets, and on the east by Washington Street and Shawmut Avenue. In the heart of this area is the Madison Park high school and housing site.

3. WHAT LAND IS BEING ACQUIRED?

The existing plans call for BRA acquisition of 57 acres of the project area for the high school and housing. This land is clearly designated as the early land acquisition area. In addition, some 20 acres between Tremont and Elmwood Streets and the New Haven Railroad are to be acquired by the Massachusetts Department of Public Works for the construction of the Southwest Expressway.

4. WILL THERE BE ADDITIONAL ACQUISITIONS?

The Authority expects to acquire additional land (the industrial area along Simmons Street) at a later date in order to complete the high school site. At the same time study of the remainder of the project will be formulated. This plan may call for some additional clearance, but the emphasis will be on the rehabilitation of existing buildings.



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5. WHAT ARE THE PLANS FOR THE HIGH SCHOOL?

The Campus High School will be the center for a vital new educational program to serve the children of the community and throughout Boston. Fifty-five hundred students from grades 9-12 will be taught in a group of separate houses, each with its own administrative staff, library, and learning centers. The educational program, developed by the Office of Program Development of the Boston School Department, also envisions centralized and specialized academic facilities, a cultural arts complex, an occupational service center, extensive recreational facilities, a community multi-service center, and a public concourse which would serve to interconnect the whole complex. Marcel Breuer has been selected as the architect for the school.

6. WHAT ARE THE PLANS FOR THE HOUSING?

Some 400 units of new housing for low and moderate income families are planned for the Campus High School Project. This new housing will serve as an important relocation resource for those families now being in the Madison Park area. Its development is being closely coordinated with the Lower Roxbury Community Corporation. As soon as the project is in execution, the Authority will advertise the site for development proposals for the first phase of this housing near Shawmut Avenue and the Inner Belt route.

7. WHAT IS THE CURRENT STATUS OF THE PROJECT?

The early land proposals have received the approval of the Redevelopment Authority, the Mayor, and the City Council. The proposals have been reviewed thoroughly by the federal government (Department of Housing and Urban Development), and they have requested that the Model Cities Board also give approval to the project. The Board currently has the proposals under review and action is anticipated in the near future. The federal government has assured the Authority that they will release the funds to carry out the project within thirty days of Model Cities approval.

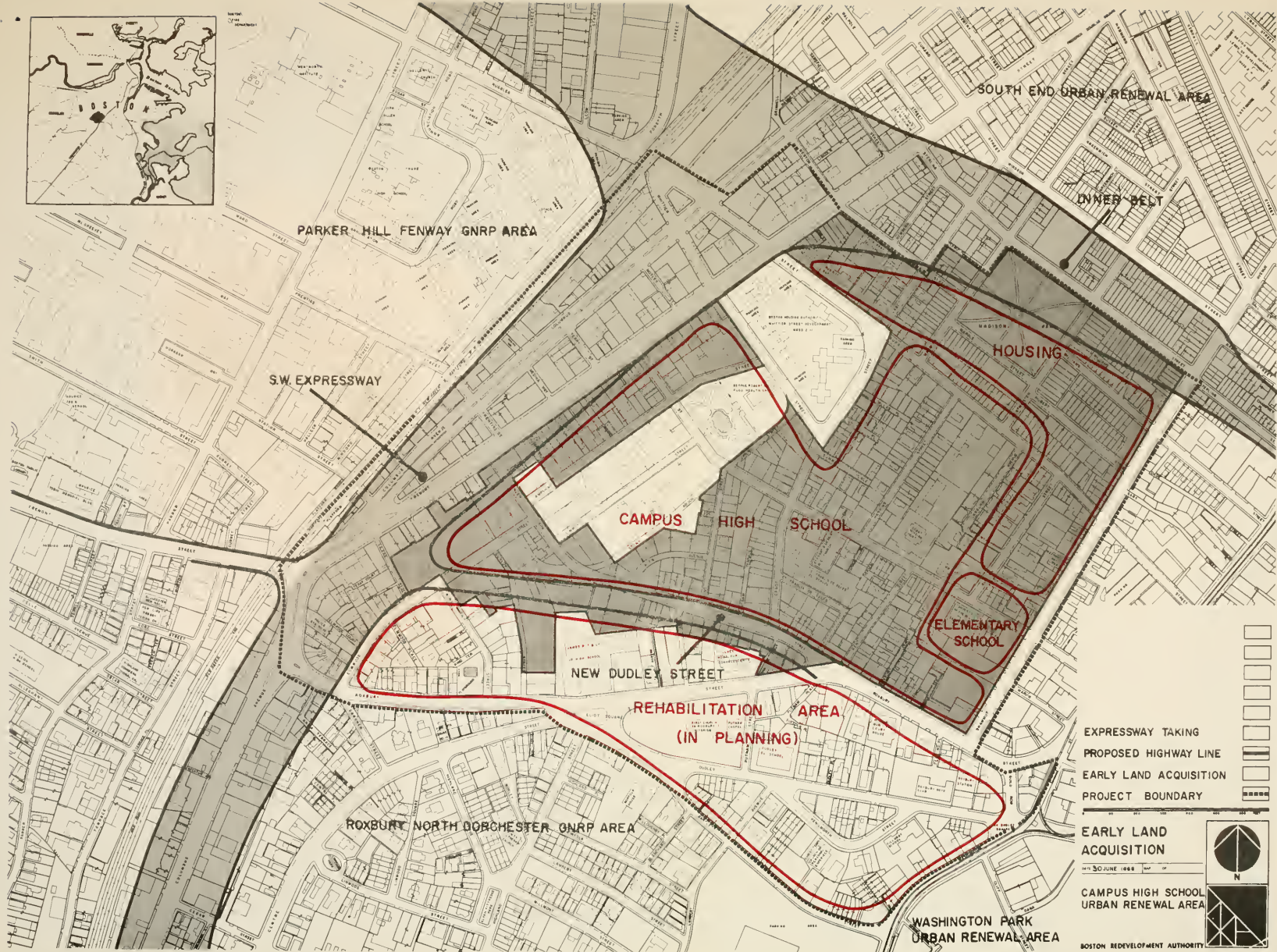
8. WHAT IS THE SCHEDULE FOR THE EARLY LAND PROGRAM?

The Authority expects to have all the necessary approvals by early fall. Relocation interviews and property appraisals will begin immediately thereafter. Property acquisition and relocation of households and businesses should be underway by the end of the year. Present plans call for the construction of the new housing to begin by mid 1969 and construction of the high school to begin in 1970, with first classes scheduled for September, 1972.

9. WHAT IS GOING ON IN MADISON PARK THIS SUMMER?

Again this summer the BRA is sponsoring a community-wide work and recreation program. Twenty-five neighborhood youths have been recruited as aides to clean out vacant areas and to build playgrounds, with attention focused on skill learning by the aides. Projects underway or in planning included Cooper Center (replacement of the existing facility with a new, more adequate one), Bartlett Street (construction of a basketball court), King Street Play Area (construction of a leisure space and an arena for outdoor events), Madison Park (construction of a softball field), and Cabot Street (landscaping and the construction of shelters).





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Background Information-Campus

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Bill Baker

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